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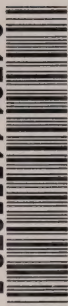
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Response Form

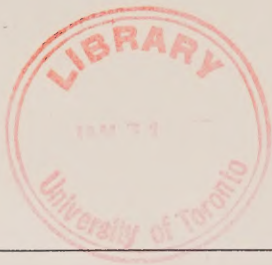
Town of Banff General Municipal Plan (DRAFT)



January, 1989

DOE/PKS-005-03347

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It is the policy of the Canadian Parks Service, Environment Canada to provide opportunities for public consultation during the development of plans.

The Town Of Banff General Municipal Plan will guide land use within the Town of Banff for the next fifteen to twenty years. When finalized, it will be adopted by the new municipality as its General Municipal Plan.

The Canadian Parks Service invites you to comment on the draft Town of Banff General Municipal Plan which has been prepared in cooperation with the Banff Municipal Committee. Your comments will assist in finalizing the policy direction contained in this plan.

In providing your comments, please use the following topics as a guide and refer to the draft Town of Banff General Municipal Plan. Forward your comments by March 21 to:

Public Consultation Coordinator
Canadian Parks Service
520, 220-4 Avenue S.E.
Box 2989, Station M
Calgary, Alberta
T2P 3H8

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EP210
P-1988
R22

1. SECTION ONE - INTRODUCTION

1.1 PLAN PHILOSOPHY AND GOALS

Include any comments you may have about the general philosophy and goals of the plan.

1.2 ASSUMPTIONS

The specific policies contained in the draft plan are based on general assumptions. Include any comments you may have about these assumptions.

2. SECTION TWO - THE TOWN AND THE NATIONAL PARK

The continuing interrelationship between the Town of Banff and Banff National Park is discussed. Include any comments you have on this section.

SPECIFIC LAND USE POLICIES ARE IDENTIFIED IN THIS DRAFT PLAN. THE POLICIES ARE SUMMARIZED BELOW. REFER TO THE DRAFT PLAN FOR THE ELABORATION AND INCLUDE ANY COMMENTS YOU MAY HAVE ABOUT THESE POLICIES.

3. SECTION THREE – GROWTH MANAGEMENT

The rate and quality of development will be managed in order to achieve and maintain a balanced community. Efforts will be made to ensure that future commercial development does not overtax the community's ability to provide the housing, facilities and services required by the residents of Banff.

The plan defines the extent of the town. Include any comments on this proposed boundary.

4. SECTION FOUR – ENVIRONMENT AND OPEN SPACE

The special significance of the natural environment in Banff and the need to respect the town's location within a national park is recognized. Community management will reflect the highest standard of sensitivity to the natural landscape and the protection of environmental resources. The Municipality will co-operate with the Canadian Parks Service in fulfilling the Federal mandate to protect and manage the unique features of the community and Banff National Park in which it is located.

5. SECTION FIVE – RECREATION AND COMMUNITY SERVICES

Provision will be made for the health, security, educational and recreational needs of the community. The efficient use of facilities and the delivery of service to residents of the town will be ensured.

6. SECTION SIX – HERITAGE CONSERVATION

Policy and programs will be developed to protect the community's unique cultural heritage. Protection of the town's character and resources of national, regional and local significance will be a priority.

7. SECTION SEVEN – ARCHITECTURAL CHARACTER

A high standard of quality and compatibility in architectural design for public and private development will be supported and encouraged. All aspects of design shall reflect the community's special significance and international profile.

8. SECTION EIGHT – RESIDENTIAL

Residential development shall be controlled, monitored and directed to ensure an adequate supply of housing types geared to the needs and income level of all Banff residents.

9. SECTION NINE – COMMERCIAL

Adequate commercial services and facilities will be available to meet the needs of residents and visitors within the limitations imposed by the available commercial land supply.

10. SECTION TEN – TOURISM

The existence of significant visitor facilities and the important network of visitor accommodation and hospitality services within Banff is recognized. These essential operations will be supported by ensuring that the community infrastructure reflects consideration for the needs of local operators and their employees. Tourism related projects, programs and initiatives supported by council will reflect the town's location within a national park and the special significance of the park as a World Heritage Site.

January 18, 1989

Dear Participant:

A copy of the draft TOWN OF BANFF GENERAL MUNICIPAL PLAN is enclosed. The Banff Town Planning Program, which commenced in October 1986, has been a cooperative effort between the Canadian Parks Service and the Banff Municipal Committee. The Banff Municipal Committee is comprised of the locally elected members of the Banff School District and representatives of the Canadian Parks Service.

The Banff Town Planning Program has taken direction from IN TRUST FOR TOMORROW, A MANAGEMENT FRAMEWORK FOR THE FOUR MOUNTAIN PARKS (1986) and the BANFF NATIONAL PARK MANAGEMENT PLAN (1988). These two documents established the parameters within which the policies contained in the TOWN OF BANFF GENERAL MUNICIPAL PLAN were developed. The planning program has incorporated several consulting studies, notably the BANFF COMMERCIAL LAND USE AND DOWNTOWN CORE STUDY (1987), the BANFF HOUSING AND COMMUNITY CONCERNS STUDY (1988) and the BANFF TOWNSITE ENVIRONMENTAL EVALUATION (1988). A number of informal workshops and meetings have been held to discuss various issues with Banff residents.

The TOWN OF BANFF GENERAL MUNICIPAL PLAN will guide land use and development within the Town of Banff for the next fifteen to twenty years. The plan will also set the stage for the subsequent preparation of new land use regulations for the town. Public consultation will assist in finalizing the plan which will then be forwarded to the Minister of the Environment for approval. It is intended that the approved plan will be adopted by the Municipality of Banff, when it is incorporated. Any future changes to the plan will be proposed by the municipal authority and will require the approval of the Minister of the Environment.

Public comments are being sought through this mail-out program and through public meetings. Enclosed is a copy of the draft TOWN OF BANFF GENERAL MUNICIPAL PLAN, a response form for public comment, and a mail-back envelope. Public consultation sessions will be held as follows:

Banff - Monday, February 20, 1989
- Open House 10 am-6 pm; Meeting 7:30-10 pm
- At the Voyager Inn in the Conclave Room

Calgary - Tuesday, February 21, 1989
- Open House 2-6 pm; Meeting 7:30-10 pm
- At the Jubilee Auditorium in the Banquet Room, Lower Level

Please forward written comments by March 21, 1989 to:

Public Consultation Coordinator
Canadian Parks Service
520, 220-4 Avenue S.E.
Box 2989, Station M
Calgary, Alberta
T2P 3H8

Phone: 403-292-4418 or 403-292-6619


Thank you for your interest in this planning program.

Yours sincerely,

Sandra B.M. Davis
Director General
Western Region

enclosures

Town of Banff
General Municipal Plan
Participation
Canada



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11. SECTION ELEVEN – TRANSPORTATION AND PARKING

An effective transportation network will be provided to ensure the efficient and safe movement of vehicles and pedestrians in a reasonable and cost-effective manner, given the extraordinary fluctuations in demand generated by park visitors.

12. SECTION TWELVE – UTILITIES

Utilities and services geared to the needs of the residents of the town will be provided with consideration for the natural environment.

13. SECTION THIRTEEN – SPECIAL POLICY AREAS

Special Policy Areas have been identified for which additional review is required in order to develop and implement detailed land use policy. Include any comments you may have on these areas.

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Town/City, Province _____